

90663

11-04-94P01:13 RCVD

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BARGAIN AND SALE DEED

First Interstate Bank of Oregon, N.A., Trustee, grantor, hereby conveys to KENNETH S. RONNINGEN, JR., grantee, the following-described real property situated in the County of Klamath, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

The true and actual consideration paid for this transfer, stated in terms of dollars is none, but is in whole the termination of a conservatorship and transfer to the ward.

In construing this instrument and whenever the context hereof so requires the singular includes the plural.

IN WITNESS WHEREOF, the undersigned have hereunto executed this document; if the undersigned is a corporation, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

DATED: February 2, 1994.

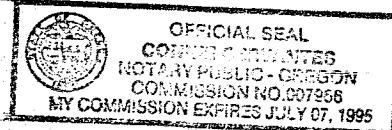
FIRST INTERSTATE BANK OF OREGON, N.A., Conservator
By: Lloyd O. Randall Lloyd O. Randall
Trust Officer

By: Charles Rearrick Charles Rearrick
Investment Officer

STATE OF OREGON, County of Multnomah ss.

Personally appeared Lloyd O. Randall and Charles Rearrick who, being duly sworn, each for himself and not one for the other, did say that the former is a Trust Officer and that the latter is an Investment Officer of First Interstate Bank of Oregon, N.A., a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed on behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

[Signature]
Notary Public for Oregon
My commission expires 7/7/95



BARGAIN AND SALE DEED

First Interstate Bank of Oregon, N.A., Grantor

to

Kenneth S. Ronningen, Jr.,
Grantee

STATE OF OREGON, County of Klamath) ss.

I certify that the within instrument was received on the _____ day of _____, 1994 at _____ o'clock _____ M., and recorded in book/reel/volume no. _____, instrument no. _____ on page _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

EVELYN SIEHH

By: _____
Deputy

AFTER RECORDING, RETURN TO AND
SEND TAX STATEMENTS TO:

Kenneth Steven Ronningen, Jr.
6757 Hanley Rd.
Klamath Falls, Oregon 97601

3.6

Beginning at a point in the old existing fence generally accepted as the South line of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, from which the monument marking the Southeast corner of Section 24, Township 39 South, Range 9 East, bears North 89° 16' 50" East - 1899.6 feet distant; thence continuing along said generally accepted fence South 89° 16' 50" West - 674.9 feet; thence North 0° 12' 50" West - 150.0 feet; thence North 89° 16' 50" East - 674.9 feet; thence South 0° 12' 50" East - 150.0 feet to the point of beginning.

TOGETHER WITH the right of access for roadway purposes over and across a strip of land 60.0 feet in width extending along, and contiguous with, the Easterly boundary of the above described parcel.

ALSO TOGETHER WITH an easement over a parcel of land situate in the North half of the Northeast quarter of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the North line of Section 25, 774.9 feet East from the North quarter corner thereof; thence South 0° 27' East to a point on the North line of the County Road; thence North 89° 33' East along the North line of the County Road 60 feet to a point; thence North 0° 27' West to a point on the North line of said Section 25; thence West along the North line of Section 25, 60 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
of _____ November _____ A.D., 19 94 at 1:13 o'clock P M., and duly recorded in Vol. M96,
of _____ Deeds _____ on Page 34250.

Evelyn Biehn, County Clerk
By Caroline Miller

FEE \$35.00

EXHIBIT

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